

OFFICE BASED PROCEDURE SUITE

1347 EAST SAMPLE RD POMPANO BEACH, FLORIDA

1347 EAST SAMPLE ROAD
POMPANO BEACH, FLORIDA 33064

OWNER

ReVive SURGICENTER, LLC
2710 WEST ATLANTIC AVENUE
DELRAY BEACH, FL 33775
PH: (314) 283-8738

ARCHITECT

GORDON & ASSOCIATES ARCHITECT, LLC
730 EAST FIFTH AVENUE
MOUNT DORA, FL 32757
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CONSULTING ENGINEERS

I.C. THOMASSON ASSOC., INC.
3030 N. ROCKY POINT DRIVE W., SUITE #150
TAMPA, FL 33607
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FAX: (813) 346-3550



PROJECT LOCATION MAP

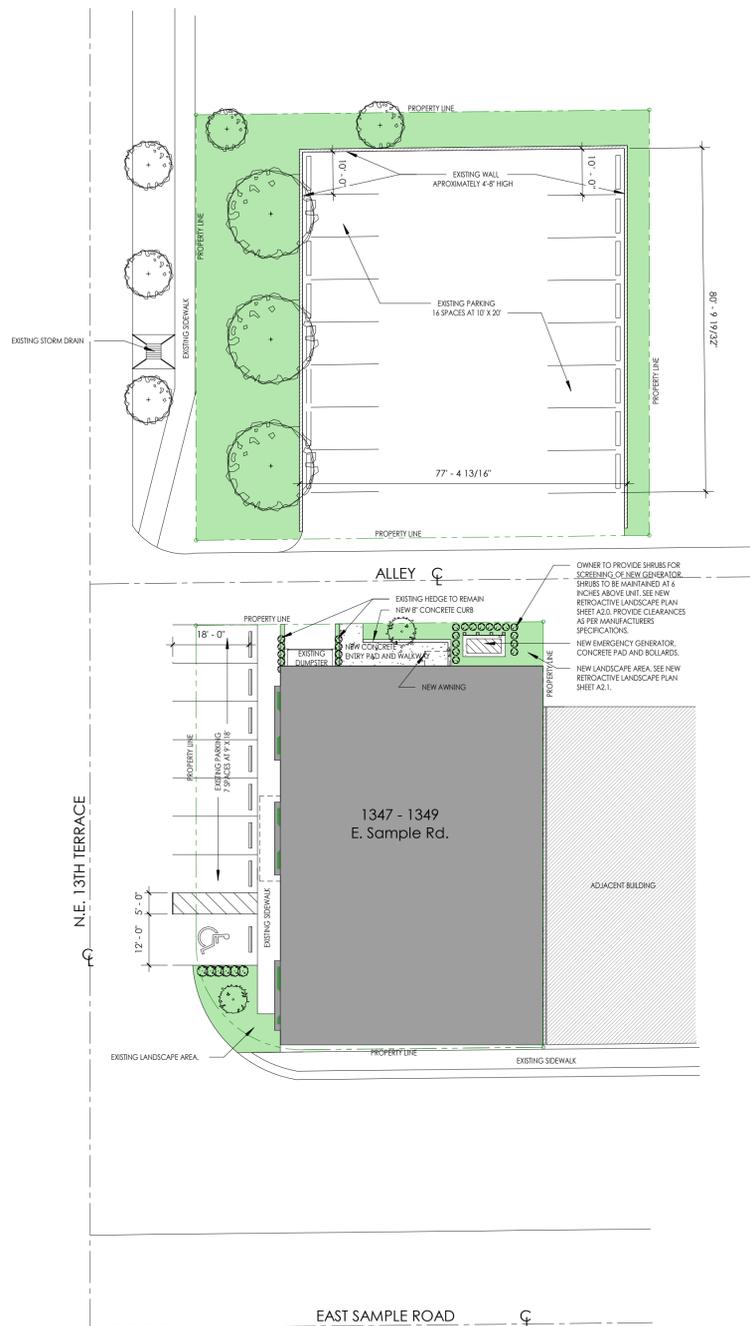
PARKING DATA	
EXISTING SITE PARKING	
23 STANDARD SPACES	
1 ACCESSIBLE SPACES (10% REQUIRED OF TOTAL SPACES)	
24 TOTAL PARKING	
PARKING REQUIREMENTS CITY OF POMPANO BEACH	
TOTAL BUILDING SF = 5,518 SF	
SPECIALTY MEDICAL FACILITY	
MEDICAL OFFICE	1 PER 200 SF @ 1,365 SF = 7 SPACES
TREATMENT AREA	1 PER 200 SF @ 332 SF = 2 SPACES
REMAINING AREAS	1 PER 300 SF @ 3,821 SF = 13 SPACES
22 SPACES TOTAL REQUIRED	

PROJECT DATA		
CATEGORY	CONSTRUCTION	IBC 2020 7th ED. CODE REF.
CONSTRUCTION TYPE (IBC)	TYPE V-B	TABLE 601
SPRINKLERED	YES	
NFPA TYPE	V (000)	
OCCUPANCY (IBC)	B-BUSINESS	SEC. 304.1
OCCUPANCY SEPARATION	HR SEPARATION	SEC. 422.2
OCCUPANCY (IFPA)	AMBULATORY SURGERY CENTER	
ALLOWABLE BUILDING AREA	36,000 SF	TABLE 1006.2
DEPT ACCESS TRAVEL	300' MAXIMUM DISTANCE	TABLE 1006.2
COMMON PATH OF TRAVEL	100' MAXIMUM DISTANCE	TABLE 1006.2.1
FORBID COMM. CAPACITY	45 X 15' = 675' 36" MAX PROV.	SEC. 1003.3.2 (1)
INTERIOR FINISHES	CLASS 'C' FINISHES	TABLE 803.1.1
SITE DATA		
ZONING JURISDICTION:	POMPANO BEACH, FLORIDA	
ZONING:	COMMERCIAL	
USE:	SPECIALTY MEDICAL	
NORTH PROPERTY (PARKING LOT) ZONE R54	10,699 SF	
PERVIOUS AREA REQUIREMENT 30% OF SF TOTAL = 3,210 SF		
EXISTING PERVIOUS AREA = 3,358 SF		
SOUTH PROPERTY (BUILDING LOT) ZONE R3	8,041 SF	
PERVIOUS AREA REQUIREMENT 20% OF SF TOTAL = 1,613 SF		
EXISTING PERVIOUS AREA = 552 SF (SEE PREVIOUS RETROACTIVE LANDSCAPE PLAN)		
NEW PERVIOUS AREA PROPOSED = 607 SF (SEE NEW RETROACTIVE LANDSCAPE PLAN)		
UL DATA - SMOKE & SMOKE/FIRE SEPERATION		
PARTITION ASSEMBLY:	NEW 1 HR FIRE PARTITIONS	UL # 1465

AREA/OCCUPANT DATA		NUMBER OF OCCUPANTS	1:1000.5
CLINIC AREA	1,365 SF		
COMMON AREA	389 SF		
OFFICE BASED PROCEDURE SUITE	3,764 SF		
TOTAL BUILDING AREA	5,518 SF		
OFFICE BASED PROCEDURE SUITE OCCUPANCY BREAKDOWN			
ACCESSORY (STORAGE, MECH, & EQUIP)	401 SF / 300 GSF = 2 PERSONS		
WAITING	210 SF / 15 GSF = 14 PERSONS		
BUSINESS AREAS	1,141 SF / 150 GSF = 8 PERSONS		
COURTYARD AREAS	2,012 SF / 100 GSF = 21 PERSONS		
TENANT OCCUPANCY TOTAL	45 PERSONS		

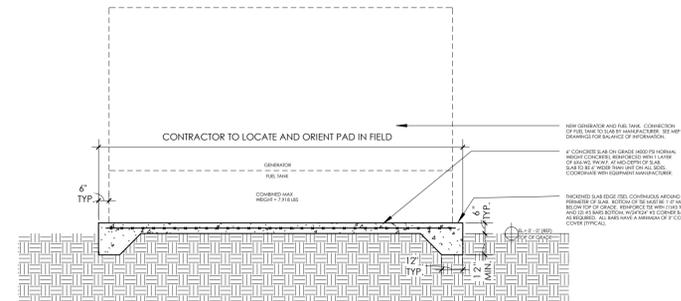
PLUMBING FIXTURE CALCULATIONS		IBC TABLE 2902.1
BASED ON 50 OCCUPANTS		
TOTAL # MEN'S WATER CLOSET	REQUIRED = 1	1 PROVIDED
TOTAL # WOMEN'S WATER CLOSET	REQUIRED = 1	1 PROVIDED
TOTAL # UNSEX. WATER CLOSET	REQUIRED = 0	2 PROVIDED
TOTAL # WATER CLOSET	REQUIRED = 0	4 PROVIDED
TOTAL # MEN'S LAVATORIES	REQUIRED = 1	1 PROVIDED
TOTAL # WOMEN'S LAVATORIES	REQUIRED = 1	1 PROVIDED
TOTAL # UNSEX. LAVATORIES	REQUIRED = 0	2 PROVIDED
TOTAL # LAVATORIES	REQUIRED = 0	4 PROVIDED
TOTAL # DRINKING FOUNTAINS	REQUIRED = 1	1 HIGH/LOW PROVIDED
TOTAL # SERVICE SINK	REQUIRED = 1	2 PROVIDED

LIST OF CODES AND STANDARDS	
IFPA 10-2016	STANDARD FOR PORTABLE FIRE EXTINGUISHERS
IFPA 13-2014	STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
IFPA 25-2017	STANDARD FOR THE DETECTION, TESTING AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS
IFPA 37-2018	STANDARD FOR THE INSTALLATION AND USE OF STATIONARY COMBUSTION BURNERS AND BURNERS
IFPA 70-2017	NATIONAL ELECTRIC CODE
IFPA 72-2014	NATIONAL FIRE ALARM CODE
IFPA 80-2016	STANDARD FOR FIRE DOORS AND FIRE WINDOWS
IFPA 90-2016	STANDARD FOR THE INSTALLATION OF AIR CONDITIONING AND VENTILATION SYSTEMS
IFPA 96-2018	STANDARD FOR THE INSTALLATION OF WATER AIR HEATING AND AIR CONDITIONING SYSTEMS
IFPA 99-2013	STANDARD FOR HEALTH CARE FACILITIES
IFPA 101-2016	LIFE SAFETY CODE
IFPA 110-2016	STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS
IFPA 170-2015	STANDARD FOR FIRE SAFETY AND EMERGENCY SYMBOLS
IFPA 201-2016	STANDARD ON FIRE WALLS AND FIRE BARRIER WALLS
IFPA 241-2013	STANDARD FOR GAS-PURGE AND COINTEGRATION, ACTIVATION AND DEACTIVATION OPERATIONS
IFPA 250-2017	STANDARD METHOD OF TESTS OF TESTS OF DOOR ASSEMBLIES
IFPA 250-2015	STANDARD METHOD OF TEST FOR CRITICAL FLUX OF FLOOR COVERING SYSTEMS IN ROOMS WITH EMERGENCY ESCAPE
IFC - 2023	FLORIDA BUILDING CODE, 8TH EDITION (2023)
IFC-MC - 2023	FLORIDA MECHANICAL CODE, 8TH EDITION (2023)
IFC-FC - 2023	FLORIDA FIRE CODE, 8TH EDITION (2023)
IFC-AC - 2023	FLORIDA BUILDING CODE, 8TH EDITION (2023), ACCESSIBILITY



SITE PLAN OPTION B

1" = 20'-0"



GENERATOR PAD DETAIL OPTION B

NOT TO SCALE

INDEX OF DRAWINGS

ARCHITECTURAL

- A 1.1 PROJECT COVER AND SITE DATA OPTION A
- A 1.2 PROJECT COVER AND SITE DATA OPTION B
- A 2.0 RETROACTIVE LANDSCAPE PLAN OPTION A
- A 2.1 RETROACTIVE LANDSCAPE PLAN OPTION B
- A 3.2 FLOOR PLAN
- A 3.3 LIFE SAFETY PLAN
- A 3.4 CEILING PLAN
- A 3.5 ROOF PLAN
- A 4.1 BUILDING SECTION AND ELEVATIONS
- A 4.1 INTERIOR CONSTRUCTION & ADA DETAILS
- A 4.2 FIRE RATED CONSTRUCTION
- A 8.1 DOOR AND OPENING INFORMATION
- A 10.1 INTERIOR ELEVATIONS
- A 10.2 CASEWORK DETAILS
- A 10.3 CASEWORK DETAILS

PLUMBING

- P000 PLUMBING LEGEND
- P100 PLUMBING UNDERGROUND PLAN
- P110 PLUMBING FLOOR PLAN
- P400 SANITARY / VENT ISOMETRIC DIAGRAM
- P401 DOMESTIC WATER ISOMETRIC DIAGRAM
- P800 PLUMBING DETAILS
- P801 PLUMBING DETAILS

MECHANICAL

- M000 MECHANICAL LEGEND
- M110 HVAC FLOOR PLAN
- M120 HVAC ROOF PLAN
- M210 HVAC CONTROLS & PIPING - FLOOR PLAN
- M700 MECHANICAL SCHEDULES
- M701 MECHANICAL SCHEDULES
- M800 MECHANICAL DETAILS
- M801 MECHANICAL DETAILS
- M802 MECHANICAL DETAILS
- M803 MECHANICAL DETAILS
- M804 MECHANICAL DETAILS
- M900 MECHANICAL CONTROLS

MEDICAL GAS

- MG000 MEDICAL GAS LEGEND
- MG110 MEDICAL GAS FLOOR PLAN
- MG600 MEDICAL GAS ISOMETRIC DIAGRAM
- MG800 MEDICAL GAS DETAILS

FIRE PROTECTION

- FP000 FIRE PROTECTION LEGEND
- FP110 FIRE PROTECTION FLOOR PLAN
- FP800 FIRE PROTECTION DETAILS
- FP801 FIRE PROTECTION DETAILS
- FP802 FIRE PROTECTION DETAILS

ELECTRICAL

- E000 ELECTRICAL LEGEND
- E110 LIGHTING FLOOR PLAN
- E210 POWER FLOOR PLAN
- E310 SYSTEMS FLOOR PLAN
- E410 ELEC/HVAC & FIRE ALARM PLAN
- E420 ELECTRICAL ROOF PLAN
- E600 ELECTRICAL RISER DIAGRAM
- E601 ELECTRICAL ONE LINE DIAGRAM
- E700 ELECTRICAL SCHEDULES
- E800 ELECTRICAL DETAILS
- E801 ELECTRICAL DETAILS
- E802 ELECTRICAL DETAILS
- E803 ELECTRICAL DETAILS
- E804 ELECTRICAL DETAILS

NEW SHEET - OPTION B
TO SHOW ALTERNATE
GENERATOR LOCATION

SEAL

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Gordon & Associates
ARCHITECT, LLC

PROJECT NO. 2202-B CONTENTS

PROJECT COVER AND SITE DATA OPTION B
OFFICE BASED PROCEDURE SUITE

1347 EAST SAMPLE RD
POMPANO BEACH, FLORIDA

1/11/2024

REVISED

1 06/07/2024

A 1.2